

महाराष्ट्र MAHARASHTRA

2024

08AB 137149



FORM 'B'

[See rule 3(6)]

श्रीमती लता सांगळे

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. SHABBIR MOHAMMED ANSARI**, Partner of M/S S&T Developers, the Promoter of the proposed project: Serenity Heights;

I, **Mr. SHABBIR MOHAMMED ANSARI**, Adult, Indian Inhabitant, residing at: A-403, Floor-4, Plot-75, A, Rabbani Apartment, Meghraj Sethi Marg, Agripada, Mumbai City, Maharashtra 400011, am a duly authorised Partner of M/S S&T Developers, which is the Promoter of the Project Serenity Heights ("Project"), which is proposed to be developed and I do hereby solemnly affirm, declare, undertake and state as under:



जॉइन्ट-१ Annexure - 1

फक्त प्रतिलिपिसाठी Only for Affidavit

मुद्रांक विकत घेणाऱ्याचे नाव Shakeel M. Ansari

मुद्रांक विकत घेणाऱ्याचे रहिवासी पत्ता Byculla

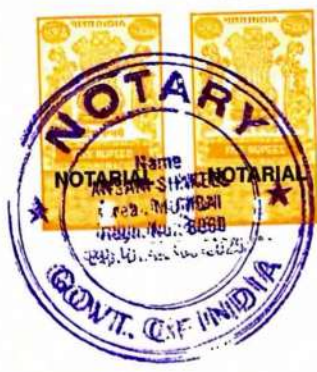
मुद्रांक विकत घेण्याची यही अनु. क्रमांक _____ दिनांक _____

15 MAY 2023
15 MAY 2023

मुद्रांक विकत घेणाऱ्याची परवानाधारक मुद्रांक विकत घेणाऱ्याची परवाना

परवाना क्रमांक: 0000023
मुद्रांक विकत घेणाऱ्याचे नाव: शकेल म. अंसारी
मुद्रांक विकत घेणाऱ्याचे पत्ता: बुल्ले
मुद्रांक विकत घेणाऱ्याचे पत्ता: बुल्ले

ज्या कागजाताने मुद्रांक घेतला त्याचा मुद्रांक क्रमांक: 17/08/2003 मुद्रांक
केवळ याच मुद्रांकानेच वापरणे बंधनकारक आहे



1. That the Promoter has a legal title Report to the land on which the Project is proposed to be developed and further, the Promoter has executed a Development Agreement with the owner of the land, Mr. Arun Popatlal Chavda, who has transferred the development rights of the said land to the Promoter for the development of the proposed Project;

AND

A legally valid authentication of title of such land along with an authenticated copy of the Index II for the agreement executed between the owner and the Promoter, for development of the real estate project, is annexed herewith.

2. That the project land is free from all encumbrances. However, certain persons have filed some court cases, inter-alia against the said land owner, alleging certain rights over the land, details whereof are as follows: Before Hon'ble Bombay High Court, Case Nos. COMS/266/2020, COMS/267/2020 and No. S/427/2015. However, said owner of the land has, vide his Form-B Declaration, informed that the litigants of the said cases have no rights over the land and no interim orders/stay/relief has ever been granted to the said litigants in the said court cases. Also, the said cases are against the said owner in his personal capacity and the owner has affirmed that he shall ensure that the court cases do not cause any issues/problems in the proposed development work of the Project.



[Handwritten signature]

3. That the time period within which the proposed project shall be completed by the Promoter from the date of registration of project is 31st December 2027
4. That seventy per cent of the amounts realised by the Promoter for the real estate project from its allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.



That the Promoter shall get its accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. That the Promoter shall take all the pending approvals on time, from the competent authorities.
8. That the Promoter shall inform the Authority regarding all the changes that have occurred in the information furnished by it under sub-section (2) of section 4 of the Act and under Rule 3 of these rules, within seven days of the said changes occurring.



9. That the Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the Promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

(SHABBIR MOHAMMED ANSARI)

(Deponent)



Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Mumbai

on this ^{15th} ~~16th~~ day of May, 2024

(SHABBIR MOHAMMED ANSARI)

Deponent



BEFORE ME


ANSARI SHAKEEL
NOTARY

GOVT. OF INDIA

47/3, 2nd Floor, Unwala Compound,
Pipe Road, Kurla (W), Mumbai - 70

Notarial Register No 55
Regn. No. 354 Date 16 MAY 2024

ANNEXURE

Development Agreement dated 24th August day of 2023, executed between **Mr. Arun Popatlal Chavda**, the Owner and **M/S S&T Developers**, the Developer, registered with the office of Sub-Registrar of Assurances, Kurla-1 [Mumbai Sub-urban Dist. (Bandra)] and having Registration No. KRL-1/16947/2023, relating to the project land i.e. all that piece or parcel of land and ground comprising of C.T.S. No.506A/1, 506A/4 and 186A/2, admeasuring in aggregate 1295.30 sq. mtrs. and situated at Village Vadhavli, Opposite Shalimar Petrol Pump, at Saidham Marg Junction, Dr. Choithram Gidwani Road, Chembur, Mumbai- 400074.

The copy of the Index-II is annexed herewith.






16947369

13-02-2024

Note: Generated Through eSearch
Module, For original report please
contact concern SRO office.

सूचा क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 1

दस्त क्रमांक : 16947/2023

नोंदणी :

Regn:63m

गावाचे नाव : वडवली

(1) विलेखाचा प्रकार	विकसनकरारनामा	करल - 9
(2) भौबदला	83198000	3252
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आक्तरणी देतो की पट्टेदार ते नमूद करावे)	110301000	2028
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन :; इतर माहिती: जमीन - सि टी एस नं 506 ए/1 चे क्षेत्र 836 चौ मी, सि टी एस नं 506 ए/4 चे क्षेत्र 371.50 चौ मी व सि टी एस नं 186 ए/2 चे क्षेत्र 87.80 चौ मी एकूण क्षेत्र 1295.30 चौ मी, गाव- वडवली, शालीमार पेट्रोल पंप समोर, डॉ चौधराम गिडवानी रोड, गणेशवाडी, चेंबूर, मुंबई 400074., अभिनिर्णीत दस्त, अभिनिर्णय क्र . एडीजे/1100901/463/2023/के, भरलेले मुद्रांक शुल्क रु 55,15,050/-.....इतर वर्णन दस्तात नमूद केल्याप्रमाणे .((C.T.S. Number : 506A/1,506A/4,186A/2 ;))	
(5) क्षेत्रफळ	1295.30 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव- अरुण पोपटलाल कावडा (ओनर) वय: 46 पत्ता:- प्लॉट नं :-, माळा नं :-, इमारतीचे नाव: चावडा कंपाउंड, ब्लॉक नं: शालीमार पेट्रोल पंप समोर, चेंबूर, मुंबई, रोड नं: डॉ चौधराम गिडवानी रोड, महाराष्ट्र, मुंबई. पिन कोड:-400074 फॅन नं:-ABIPCS837C	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- मे एस. जॅड टी डेव्हलपर्स चे भागीदार त्रिलोचन कुमार(डेव्हलपर्स) वय:-36; पत्ता:- प्लॉट नं: ऑफिस नं 301, माळा नं: 3 रा मजला, इमारतीचे नाव: श्रीकांत चॅम्बर्स, ब्लॉक नं: नेक्स्ट टू आर के स्टुडिओ, चेंबूर, मुंबई, रोड नं: सायन ट्रोम्बे रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400071 फॅन नं:-AESFS6679B 2): नाव:- मे एस जॅड टी डेव्हलपर्स चे भागीदार सब्बीर मोहम्मद यासुब अन्सारी (डेव्हलपर्स) वय:-36; पत्ता:- प्लॉट नं: ऑफिस नं 301, माळा नं: 3 रा मजला, इमारतीचे नाव: श्रीकांत चॅम्बर्स, ब्लॉक नं: नेक्स्ट टू आर के स्टुडिओ, चेंबूर, मुंबई, रोड नं: सायन ट्रोम्बे रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400071 फॅन नं:-AESFS6679B	
(9) दस्तऐवज करून दिल्याचा दिनांक	24/08/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	24/08/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	16947/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	5515050	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेरत		
मुल्यांकनासाठी विचारत घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण अभिनिर्णीत दस्त कारणाचा तपशील ADJ/1100901/463/2023/K/662	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

For S&T DEVELOPERS
PARTNER

For S&T DEVELOPERS
PARTNER

For S&T DEVELOPERS
PARTNER

